013.A	0004	0043.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	408,900 /	408,900
USE VALUE:	408,900 /	408,900
ASSESSED:	408,900 /	408,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-43	MARGARET ST, ARLINGTON

OWNERSHIP

Unit #: 43

Owner 1:	STOUT AMY C
Owner 2:	POWERS MAURA K
Owner 3:	
Street 1:	43 MARGARET ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHATTEN ROBERT A -
Owner 2:	-
Street 1:	41-43 MARGARET ST UNIT 43
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Aluminum Exterior and 1027 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	405,800	3,100		408,900
Total Card	0.000	405,800	3,100		408,900
Total Parcel	0.000	405,800	3,100		408,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.15 | /Parcel: 398.15

Legal Description

User Acct	312225
GIS Ref	
GIS Ref	
Insp Date	06/08/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 013.A-0004-0043.0

!15791!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	405,800	3100	.		408,900		Year end	12/23/2021
2021	102	FV	394,000	3100	.		397,100		Year End Roll	12/10/2020
2020	102	FV	388,100	3100	.		391,200	391,200	Year End Roll	12/18/2019
2019	102	FV	420,000	3100	.		423,100	423,100	Year End Roll	1/3/2019
2018	102	FV	371,200	3100	.		374,300	374,300	Year End Roll	12/20/2017
2017	102	FV	338,200	3100	.		341,300	341,300	Year End Roll	1/3/2017
2016	102	FV	344,100	3100	.		347,200	347,200	Year End	1/4/2016
2015	102	FV	317,600	3100	.		320,700	320,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:22:38

LAST REV

Date	Time
06/08/18	10:15:36

danam

USER DEFINED

Prior Id # 1:	10240
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15791

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHATTEN ROBERT	56559-167		3/4/2011		310,000	No	No		
SHATTEN ROBERT	56120-294		12/21/2010			No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	Measured	DGM	D Mann
7/24/2013	Info Fm Plan	BR	B Rossignol
2/1/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8216																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	4 - Carpet	
Sec Floors:	3 - Hardwood	25 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	5 - Steam	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98245209
Adj $ / SQ:	404.525
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.25000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	588059
Depreciation:	182298
Depreciated Total:	405760

COMMENTS

GLA=1027 SF.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	505.66
Special Features:	0	Val/Su Net:	395.13
Final Total:	405800	Val/Su SzAd	395.13

SKETCH

UnSketched SubAreas:
GLA: 1027,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,027	404.520	415,447

Net Sketched Area:	1,027			Total:	415,447
Size Ad	1027	Gross Area	1027	FinArea	1027

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.A-0004-0043.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X20	A	AV	1928	28.89	T	40	102			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100